

**DOUGLAS CITY COUNCIL
STAFF REPORT
FEBRUARY 28, 2022**

**1045 JEFFERSON STREET
TYPE B DEVELOPMENT – DOUGLAS YOUTH HOCKEY ICE ARENA**

CASE NUMBER: DEV 01-22

PREPARED BY: Community Development Department

MEETING DATES: February 22, 2022 – Planning Commission
February 28, 2022 – City Council

REQUEST: Type B Development Proposal

PURPOSE: Construction of an ice arena

RECOMMENDATION: The Community Development Department recommends approval of the development plan and development agreement for construction of an ice arena at 1045 Jefferson Street.

VICINITY MAP:



OWNER: City of Douglas
P.O. Box 1030
Douglas, WY 82633

APPLICANT: Douglas Youth Hockey Assn.
P.O. Box 235
Douglas, WY 82633

LOCATION:

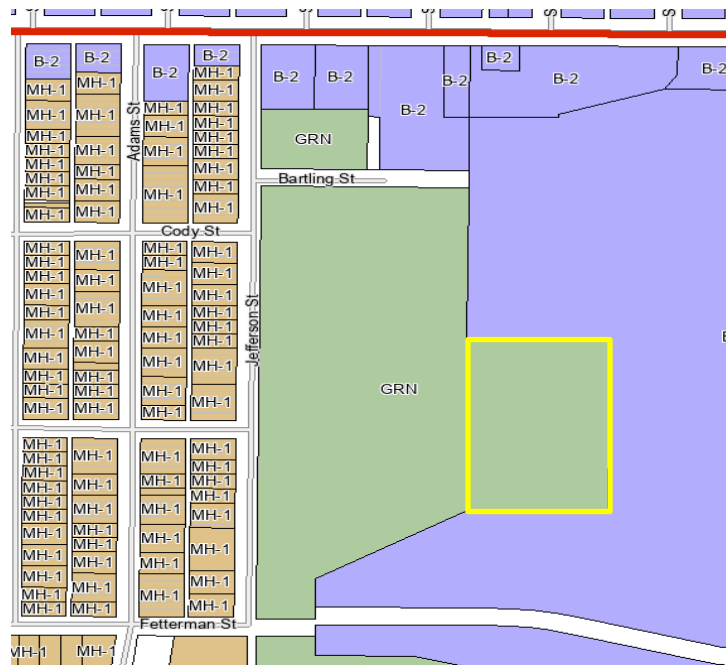
- (1) Legal Description: Portion of Lot 2, Bartling Park Addition
- (2) General Location: The subject property is the easternmost portion of Bartling Park, located north of Fetterman Street, east of Jefferson Street, south of Richards and Bartling Street, west of the old airport.
- (3) Address: 1045 Jefferson Street, Douglas, WY

SIZE: Total Area: 5.51 acres

EXISTING LAND USE: vacant

ZONING: The property is currently zoned GRN Greenspace, which is intended to promote open vegetated areas capable of maintaining natural wildlife habitat and to protect the scenic and ecological qualities of environmentally sensitive areas. The district is commonly applied to publicly owned property or property for which scenic or greenspace easements have been dedicated or purchased for the use and/or enjoyment of the public. Recreational Facilities (Public or Private) are an allowed use in the GRN Zone.

	SURROUNDING LAND USE:	ZONING	ANNEXATION STATUS
North:	Commercial Vacant Land	B-2	City
South:	Commercial Vacant Land	B-2	City
West:	Greenspace & Residential	MH-1	City
East:	Commercial Vacant Land	B-2	City



DESCRIPTION OF SITE AND SURROUNDINGS: The property is bounded on the north, south, and east by the John Lambert Subdivision and on the west by the Bartling Park.

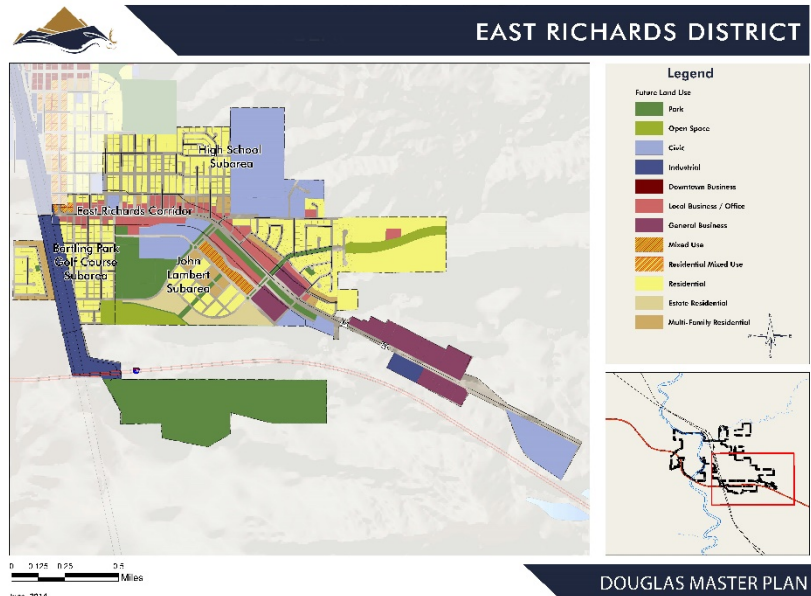
HISTORY: This property was originally platted as part of the Fairview addition in 1917. Over a span of many years from 1933 to 1979, the City of Douglas acquired this lot and surrounding land to develop Bartling Park. Portions of Bartling Park and Bartling Street were originally platted in 1986 as the Bartling Subdivision and, in 2018, the Bartling Park Addition was created encompassing what is known today as Bartling Park. It was re-zoned as a Greenspace in 2001.

DOUGLAS MASTER PLAN:

The Douglas Master Plan, adopted June 23, 2014, designates the property as being in the Bartling Park Golf Course Subarea of the East Richards District. The Master Plan focuses primarily on the future character of the golf course and property adjacent to Bartling Park in the John Lambert Subdivision.

Very little change is expected to this community amenity. Neighborhood redevelopment

and enhancements are expected to occur as the John Lambert area evolves in residential areas adjacent to Bartling Park. Future plans for the John Lambert Subarea include that the part of the district adjacent to Bartling Park be expanded to include a local club house and community facility.



The development of the Douglas Youth Hockey Association Ice Arena in this area is considered to be in keeping with the Douglas Master Plan as additional community facilities are included in the desired future character to the District. Also taken into consideration is the future character of the John Lambert Subdivision which is anticipated to include a mix of commercial, residential, entertainment, and recreational features.

DEVELOPMENT STANDARDS: This Development Plan conforms to the minimum Standards and Policies as described in City Code.

THE PROPOSED PROJECT:

PROPOSED PROJECT DETAILS

Lot Size	5.51 Acres
Building Size	34,925
North Set Back	35 feet
South Set Back	Approx. 300 feet
East Set Back	35 feet
West Set Back	Approx. 815 feet
Building Height	37 feet
Parking	Total: 52 (50 required) ADA: 2 (3 required if over 50 spaces)
Landscaping	Alternate Landscaping Request
Drainage	Grading and Drainage plans provided
Lighting Plan	Exterior lighting on front of building (2 fixtures)
Elevations	Provided
Floodplain	The proposed Ice Arena facility is out of the floodplain.

ADDITIONAL INFRASTRUCTURE REQUIRED: Water and Sewer infrastructure are anticipated to be provided by the City if approved in the budget by City Council. The City currently maintains the dirt access road entering this portion of Bartling Park from the intersection of Jefferson Street and Fetterman Street.

REVIEWING AGENCIES AND COMMENTS:

City Engineer:

Comments were received regarding the access from Fetterman Street. A portion of the access road crosses County property in the John Lambert Subdivision. An easement or land donation from the County will need to be obtained. Other comments included recommending additional parking lot lighting and revision of the drainage plan to include more detail.

Public Works:

No comments.

Douglas Police Department:

No comments.

Douglas Fire Department:

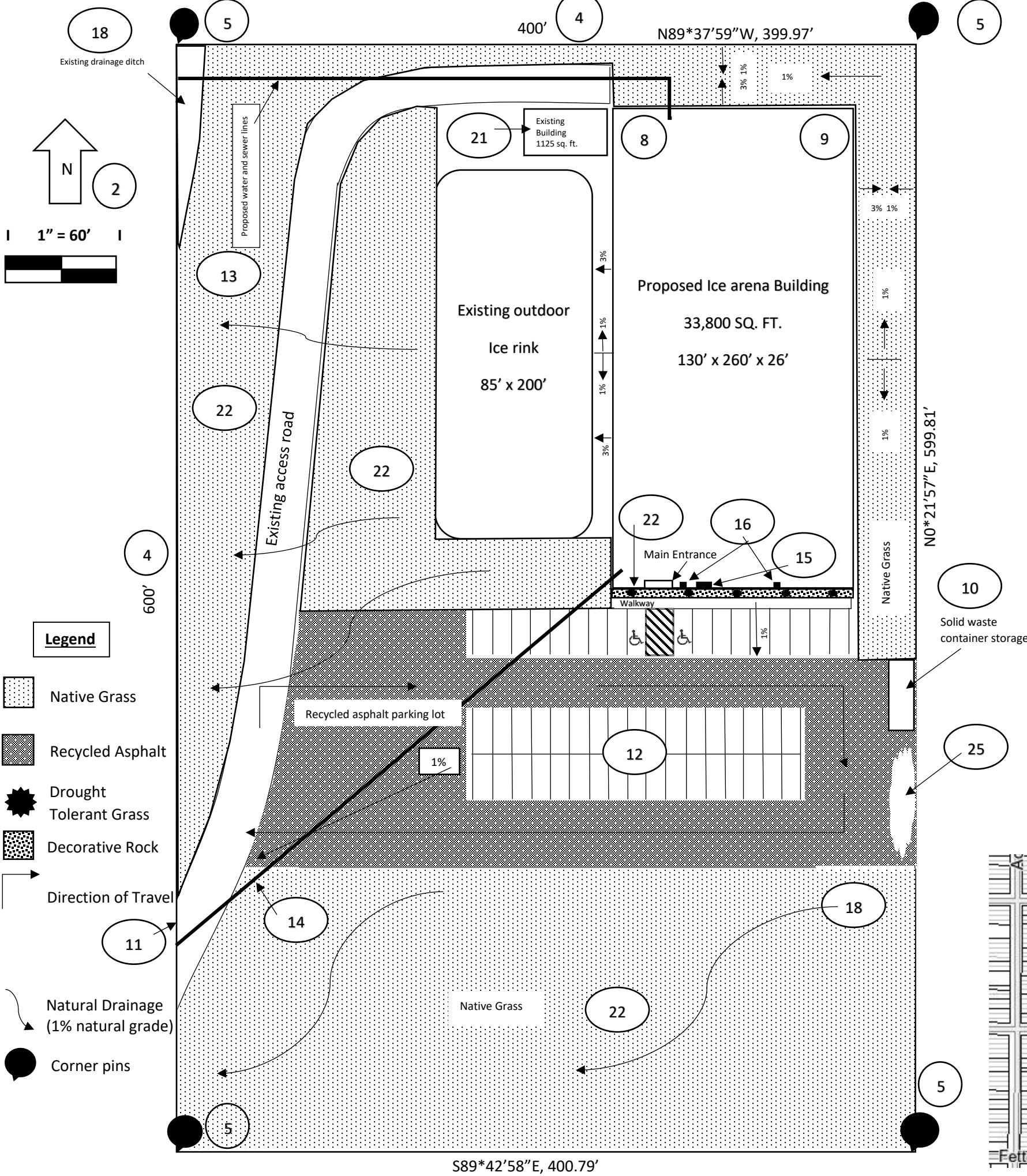
No comments.

Public Comments:

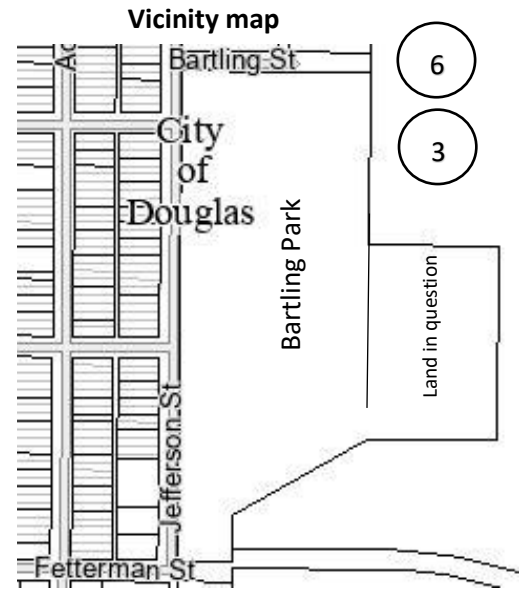
The City received a letter of support of the development on February 15, 2022.

STAFF RECOMMENDATION: The Community Development Department recommends approval of this development plan for construction of an ice arena at 1045 Jefferson Street.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At their meeting on February 22, 2022, the Douglas Planning and Zoning commission voted to recommend approval of this development plan for construction of an ice arena at 1045 Jefferson Street.



- ### CITY OF DOUGLAS SITE PLAN CHECKLIST NUMBERING
- Douglas Youth Hockey Association Ice Arena- A portion of lot 2, Bartling Park Addition, City of Douglas, Wyoming
 - North arrow, scale of site plan, date
 - Vicinity map at a scale of 1"=600' clearly indicating location of land in question
 - Land area dimensions---400' x 600' as indicated (5.51 acres)
 - Verification of corner pins – NE and SW corners verified – see plan
 - Names of adjacent streets---see vicinity map
 - Proposed use of all areas---see plan
 - Location of existing and proposed structures
 - Proposed building setback 35' from North and East property boundaries, Proposed building eave height 26'
 - Location of designated areas---see plan for solid waste containers with wood fence on three sides
 - Location of ingress and egress 20' wide off of Fetterman and Jefferson Streets
 - Parking spaces 10' x 25' - 52 spaces - 2 ADA (concrete)
 - Proposed 4" water line and 6" sewer line
 - Proposed Black Hills Energy gas line
 - Unlit 4' x 8' sign on front of building
 - Exterior lighting on front of building-2 fixtures at 16' height proposed, none existing
 - N/A
 - Location of planned and natural drainage ways – see plan – all drainage runs to existing ditch (follows 1% natural grade of property to ditch)
 - Surface drainage plan---see plan for grading from proposed building
 - "All necessary drainage and utility easements serving this development have been provided"
 - Proposed location of hazardous material storage---not to exceed 55 gallons of ethylene glycol
 - Alternate Landscaping plan proposed---see plan for location of native grass, and Rock with drought tolerant grass in front of building
 - Types of ground surfacing---Parking lot, roadways, between structures-recycled asphalt, all other areas native grass
 - Screening of unsightly areas---none
 - Snow removal and storage---see plan
 - N/A
 -
 - General Notes---see table below



General Notes Table

a.	Total land area - 5.51 acres
b.	Total sq. ft of buildings - 34,925
c.	Total sq. ft. of building addition - 33,800
d.	Percentage of land covered by structures - 15
e.	Building height - 37'
f.	Number of stories – 1
g.	Total number of parking spaces - 52 (2 ADA)
h.	Square footage of parking area – 13,000
i.	Percentage of land covered by parking – 5
j.	Square footage of landscaped areas – 120816
k.	Percentage of site covered by landscaping - 50

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Douglas Youth Hockey Association-Ice Arena
Bartling Park-Jefferson Street
Douglas, WY 82633

Date: 1/12/2022



Ice Arena South end



Ice Arena West side